

2010-008031

Klamath County, Oregon



THIS SPA

07/01/2010 03:20:01 PM

Fee: \$42.00

After recording return to:
SERVICE LINK

4000 INDUSTRIAL BLVD
ALIQUIPPA, PA 15001

Until a change is requested all tax statements shall be sent to the following address:

TORREY TYLER and RHONDA TYLER
2112 KIMBERLY DR
KLAMATH FALLS OR 97603

1st 155 2369

Escrow No. 2232276
Title No. 741139

SPECIAL-EM

SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation Grantor(s) hereby grant, bargain, sell, warrant and convey to TORREY TYLER and RHONDA TYLER, husband and wife Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

LOT 20 IN BLOCK 3 OF TRACT 1120 - SECOND ADDITION TO EAST HILLS ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

Tax/Parcel ID: R505448

More commonly known as: 2112 KIMBERLY DR, KLAMATH FALLS, OR 97603

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-described encumbrances.

The true and actual consideration for this conveyance is **\$280,000.00**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

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